



**FOR SALE**

**Property Portfolio**

Retail, Office, Residential, Warehouses and Agricultural Land in Newry and Camlough

**Lisney**

## Features

- Portfolio of commercial properties, a residential apartment and c. 16.49 acres of agricultural land.
- Located in Newry and Camlough.
- Comprising a mix of retail, office, residential, warehouses and agricultural land.

## Locations

### Camlough

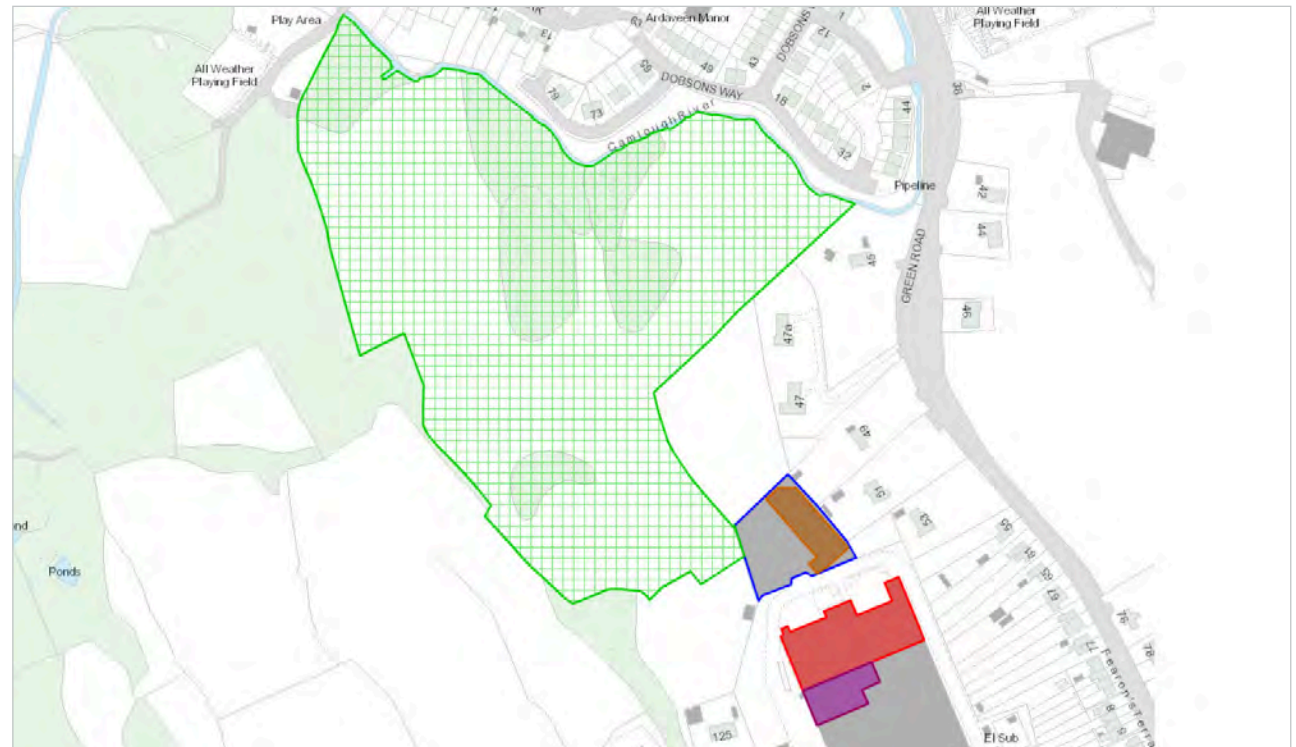
Camlough occupies a strategic location between Belfast and Dublin being situated c. 37 miles to the south west of Belfast.

The warehouses are within Loughbrook Industrial Estate, with various local independent businesses including Newry Furniture Store and Mulligan Motors.

The adjacent agricultural land is accessible through Loughbrook Industrial Estate with the boundary onto Father Cullen Park, a housing development accessed off Fearons Terrace.

## Camlough Components

ADDRESS	LOCATION
Unit 12-13, Loughbrook Industrial Estate, Camlough, BT35 7EE	Red
Unit 14, Loughbrook Industrial Estate, Camlough, BT35 7EE	Dark Blue
Self-Contained Warehouse Loughbrook Industrial Estate, Camlough, BT35 7EE	Purple & Orange
Lands Adjacent to the self-contained warehouse, Loughbrook Industrial Estate, Camlough, BT35 7EE	Green





## Locations

### **Newry**

Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast. The City has the benefit of excellent communication links due to its location on the main A1 Dual Carriageway which serves as the key link between Dublin and Belfast.

The subject retail unit is located in a highly prominent location on Railway Avenue, just off Monaghan Street, a busy thoroughfare linking Newry City Centre to the A1 Dual Carriageway. The surrounding area comprises a wide range of occupiers and use types, including; Southern Regional College, Newry Health Village and Newry Sports Centre, as well as numerous national and local retailers.

The office / residential property is located on Patrick Street, a busy link road leading from the Buttercrane Shopping Centre to the highly prominent Monaghan Street. The surrounding area comprises of a Spar, Southern Regional Collage, Newry Sports Centre, Buttercrane Shopping centre and numerous national and local retailers.

## Newry Components

ADDRESS	LOCATION
21 Railway Avenue, Newry, BT35 8EQ	Light Blue
21 A Patrick Street, Newry, BT35 6BA	Yellow



## Portfolio Summary

ADDRESS	DESCRIPTION	TENURE	SIZE (APPROXIMATE)
Unit 12-13, Loughbrook Industrial Estate, Camlough, BT35 7EE	Derelict warehouse and ancillary offices.	Freehold	31,460 Sq Ft
Unit 14, Loughbrook Industrial Estate, Camlough, BT35 7EE	Warehouse unit.	Freehold	13,918 Sq Ft
Self-Contained Warehouse Loughbrook Industrial Estate, Camlough, BT35 7EE	Self-contained warehouse and ancillary office accommodation on a site of 0.8 acres approx.	Freehold	12,305 Sq Ft
Lands Adjacent to the self-contained warehouse, Loughbrook Industrial Estate, Camlough, BT35 7EE	Approximately 16.49 acres of agricultural lands which lie adjacent to the self-contained warehouse noted above.	Freehold	16.49 Acres
21 Railway Avenue, Newry, BT35 8EQ	A prominent mid terrace retail unit.	Long Leasehold	710 Sq Ft
21 A Patrick Street, Newry, BT35 6BA	A 2 storey mid-terraced property with ground floor office accommodation and an upper floor apartment/flat.	Freehold	1,150 Sq Ft

*\*Above details to be confirmed*



Unit 14, Loughbrook Industrial Estate, Camlough



Unit 12-13, Loughbrook Industrial Estate, Camlough



## Rates

PROPERTY	NAV	APPROXIMATE RATES PAYABLE 17/18
Warehouse Units 12 - 13, Loughbrook Industrial Estate, Camlough,	£21,500	£12,020
Warehouse Unit 14, Loughbrook Industrial Estate, Camlough,	£12,900	£7,212
Self-Contained Unit, Loughbrook Industrial Estate, Camlough	To be reassessed	To be reassessed
21 Railway Avenue, Newry	£8,500	£4,752
21 Patrick Street, Newry	GF Office - £2,300 1st Floor - £40,000 2nd Floor - £40,000	GF Office - £1,286 1st Floor - £301 2nd Floor - £301

*\*We have been advised of the figures above by a third party. Prospective purchasers should make their own enquiries.*

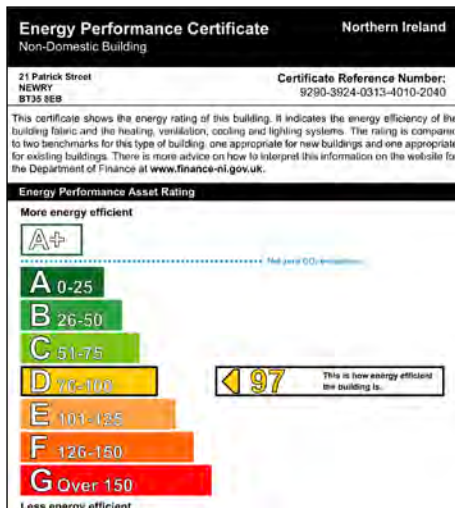
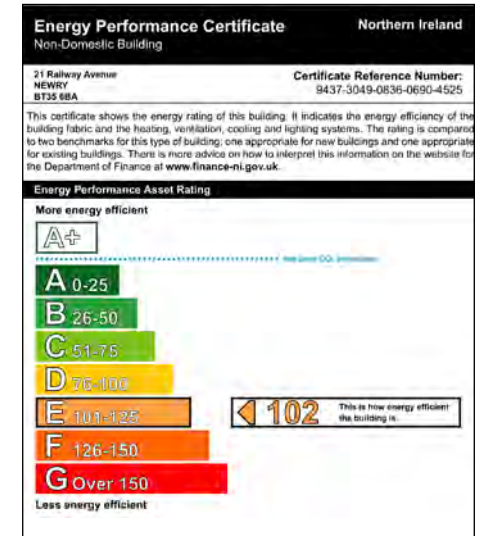
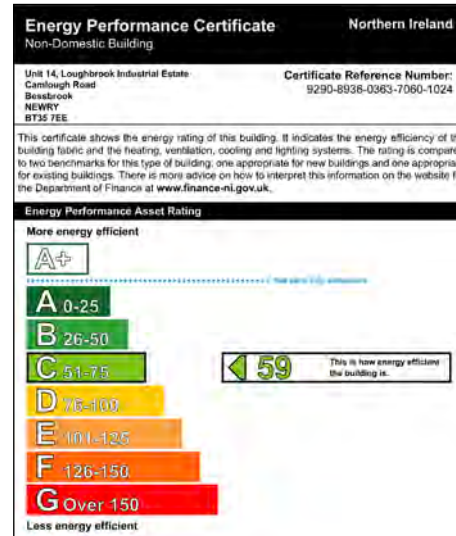
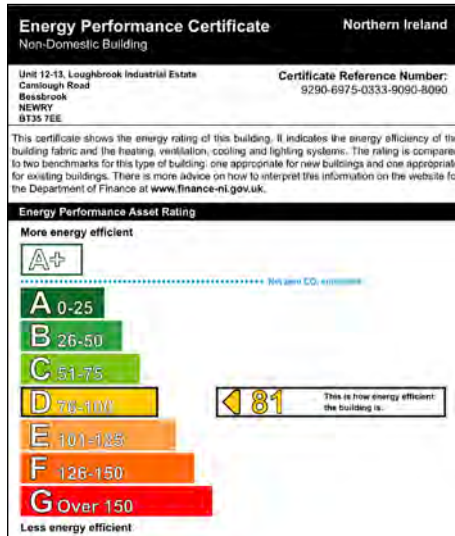


*Lands Adjacent to the self-contained warehouse, Loughbrook Industrial Estate, Camlough*



*Self-Contained Unit, Loughbrook Industrial Estate, Camlough*

## EPC's



ADDRESS	RATING
Unit 12-13, Loughbrook Industrial Estate, Camlough, BT35 7EE	D81
Unit 14 Loughbrook Industrial Estate, Camlough, BT35 7EE	C59
Self-Contained Warehouse Loughbrook Industrial Estate, Camlough, BT35 7EE	C73
Lands Adjacent to the self-contained warehouse, Loughbrook Industrial Estate, Camlough, BT35 7EE	N/A
21 Railway Avenue, Newry, BT35 8EQ	E102
21 A Patrick Street, Newry, BT35 6BA	D97

## Asking Price

£550,000 (exclusive of VAT)

## Stamp Duty

This will be the responsibility of the purchaser.

## VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to, VAT.

## Contact

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## Newry



## Camlough



## Money Laundering Regulations 2017

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 came into force on 26 June 2017. In order to comply with RICS Regulations we require the following from vendors and purchasers;

Two forms of identification - one should be some form of photographic identity and another separate document to verify your residential address, i.e. a utility bill.

Where the vendor and/or the purchaser is a company we require identification (as for an individual) for the following:

- At least 2 Executive Directors / or / • An Executive Director and Company Secretary / or / • The Majority Shareholders

If you forward a copy of your identification this will need to be certified and signed "original seen" and dated. Copies can be certified by a solicitor, banker, accountant, teacher, doctor, minister of religion, etc.